111.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,100 / 725,100
					USE VALUE:	725,100 / 725,100
					ASSESSED:	725,100 / 725,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAY ERICKA B/ETAL
Owner 2:	GOSLING IAN
Owner 3:	
Street 1:	26 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNORS CHRISTINE M/ETAL -
Owner 2:	DE COSTE MICHELLE L -
Street 1:	26 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1510 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6710.000	290,200		434,900	725,100
Total Card	0.154	290,200		434,900	725,100
Total Parcel	0.154	290,200		434,900	725,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.20 /Parcel: 480.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70755

GIS Ref

GIS Ref

Insp Date 11/12/18

!8645!

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,200	0	6,710.	434,900	725,100		Year end	12/23/2021
2021	101	FV	280,500	0	6,710.	434,900	715,400		Year End Roll	12/10/2020
2020	101	FV	280,600	0	6,710.	434,900	715,500	715,500	Year End Roll	12/18/2019
2019	101	FV	244,700	0	6,710.	428,700	673,400	673,400	Year End Roll	1/3/2019
2018	101	FV	244,700	0	6,710.	329,300	574,000	574,000	Year End Roll	12/20/2017
2017	101	FV	244,700	0	6,710.	310,700	555,400	555,400	Year End Roll	1/3/2017
2016	101	FV	244,700	0	6,710.	285,800	530,500	530,500	Year End	1/4/2016
2015	101	FV	230,200	0	6,710.	267,200	497,400	497,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:40:16

LAST REV

Date	Time
12/01/21	12:21:33
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8645

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNORS CHRISTI	32340-574		2/7/2001		342,000	No	No		
GIALLONGO STEVE	24664-529		6/30/1994		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	655	Re-Roof	7,540					
8/7/2012	984	Manual	2,557	C				
7/28/2010	904	Redo Kit	17,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	HS	Hanne S
6/26/2014	External Ins	PC	PHIL C
3/16/2011	Info Fm Prmt	BR	B Rossignol
2/27/2009	Meas/Inspect	189	PATRIOT
5/24/2001	MLS	MM	Mary M
2/3/2000	Measured	197	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	70755
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6710		Sq. Ft.	Site		0	70.	0.93	6									434,909						434,900	

Total AC/HA:	0.15404	Total SF/SM:	6710	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,909	Spl Credit		Total:	434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34536421
Const Adj.:	0.99088103
Adj $ / SQ:	146.641
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356540
Depreciation:	66316
Depreciated Total:	290223

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

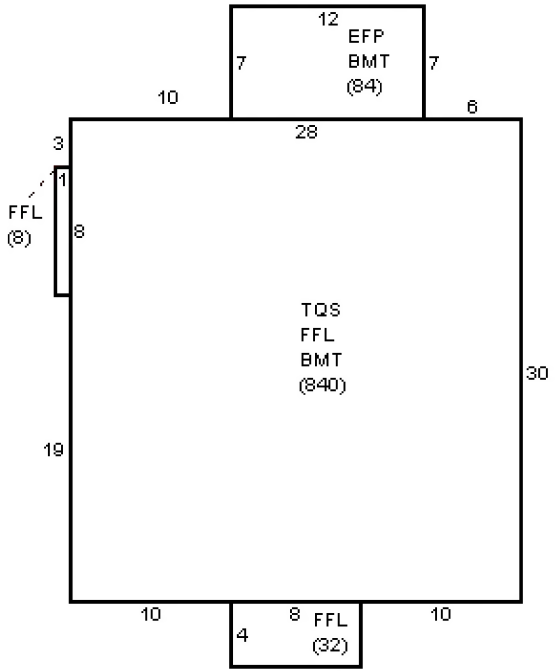
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	146.64
Special Features:	0	Val/Su Net:	115.25
Final Total:	290200	Val/Su SzAd	192.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	43.990	40,649
FFL	First Floor	880	146.640	129,044
TQS	3/4 Story	630	146.640	92,384
EFP	Enclos Porch	84	59.090	4,964

Net Sketched Area:	2,518	Total:	267,041
Size Ad	1510	Gross Area	2728	FinArea	1510
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc